



## Fact Sheet: CITY DEVELOPMENT PLANS

### TYPES OF CITY DEVELOPMENT PLANS

#### Comprehensive Plans

A comprehensive plan is the adopted official statement of the local government's legislative body for future development of the community. It serves as a policy guide that sets forth goals; analyzes existing conditions and trends; describes and illustrates a vision for the physical, social, and economic values of the community over an extended period of time; and outlines actions and guidelines intended to implement that vision. Common characteristics of a city's comprehensive plan are the following:

- ***It is a physical plan.*** Although a reflection of social and economic values, the plan is fundamentally a guide to the physical development of the city. It is the translation of values into a scheme that describes how, why, when and where to build, rebuild or preserve the City.
- ***It is long range.*** The plan expresses current policies that will shape the community twenty, thirty or more years into the future and provides guidance on how to meet changing needs.
- ***It is comprehensive.*** The plan considers all functions that make the city work, such as transportation, housing, land use, recreation, and infrastructure. It covers the entire city and addresses the interrelationships of the various functions.
- ***It is a statement of policy.*** The plan covers community desires and how they are to be achieved, such as quantity, character, location and rate of growth.

This broad-based and policy-driven plan serves as the basis from which other more detailed and functional plans (referred to as study area plans) may be developed.

The local comprehensive plan, referred to as The Plan for El Paso, was officially adopted by the El Paso City Council on April 27, 1999 and subsequently amended to include various study area plans. It serves as the basis from which land development and other decisions are made, and uses the community's zoning, subdivision and other regulations to implement and achieve the actions described in the Plan. The City's authority for adoption of its comprehensive plan is provided under Chapter 213 of the Texas Local Government Code (state law), and is intended for the purpose of promoting sound development and public health, safety, and welfare.

#### Downtown Plans

Downtown plans, like other study area plans, focus on a specific geographic area of the community and provide greater detail than found in comprehensive plans. Due to the complexity of a municipality's downtown, special planning attention is required so that the area that is the economic heart of a city may be carefully defined. For this reason, many communities have adopted downtown plans as an addendum to a comprehensive plan.

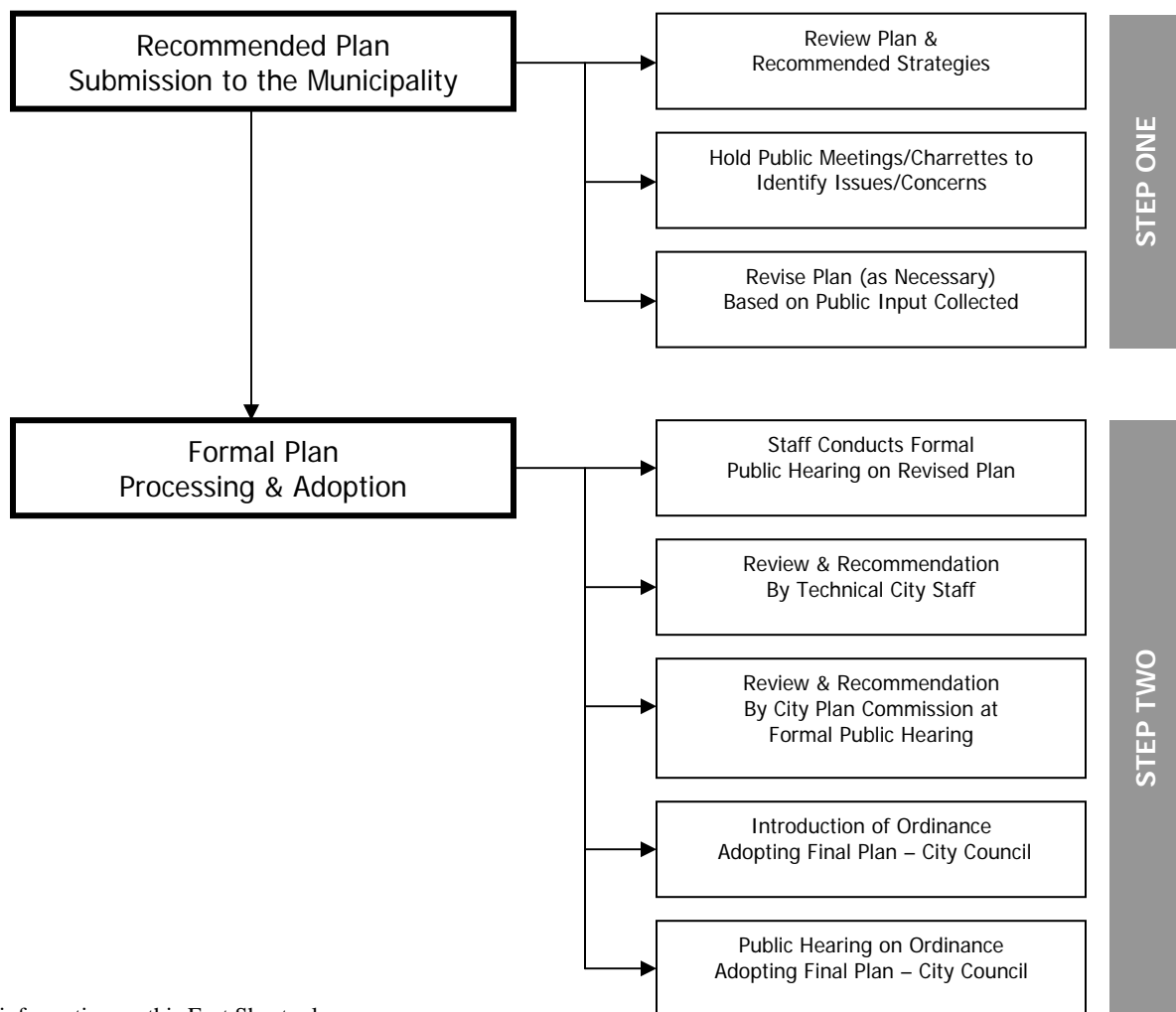
Specifically, these types of study area plans enumerate the actions to be taken and detail the commitments and the responsible parties for accomplishing the commitments. Critical coordination is necessary so that it gives guidance to existing and future users of the area. In addition to setting forth the respective roles of various parties, the underlying reasons for preparing a plan are as described below:

- To describe and reinforce the worth, role, and future of the area to the community. It defines the older building stock, affordable spaces, and pedestrian scale of development that will make the area attractive for dining, entertainment and housing.
- To coordinate the investment and use activities of the public and private sectors with the capital investment and service programs of the community.
- To provide guidance to owners and developers regarding capital, regulatory, and service investments and policies to be followed by the community.
- To provide direction for the common marketing of the area as a center of attraction and a place of investment by both the public and private sectors.

## CITY DEVELOPMENT PLAN ADOPTION PROCESS

Comprehensive plans, and addendums in the form of study area plans, require the adoption of an ordinance approved by the municipality. As part of the adoption process, multiple hearings at which the public is given the opportunity to give testimony and present written evidence are held. Additionally, review by the municipality's planning commission is required.

Locally, the following general process would be followed for amending the comprehensive plan once a proposed study area plan is formally submitted for consideration to the municipality.



For more information on this Fact Sheet, please contact the Development Services Department-Planning Division at (915) 541-4027.